MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of May 23, 2003, Through June 19, 2003

Date: June 9, 2003

Recommended Actions:

1. Approve the demolition of the existing LeBaron Hall Auditorium, and the schematic design for the new Auditorium, and the demolition of the English Office Building. **(ROLL CALL VOTE)**

2. Approve the remainder of the items on the Register of Capital Improvement Business Transactions for Iowa State University.

Executive Summary:

Requested Approvals

Permission to proceed with project planning for the **Storms Hall and Knapp Hall Demolition** project which would raze the deteriorating residence halls (see Attachment A for location) which suffer from significant deferred maintenance and have exceeded their life expectancies (see page 2).

Schematic design for the LeBaron Hall Auditorium and architectural agreement with Baldwin White Architects, Des Moines, Iowa ($600,000) for the **General Classrooms and Auditoriums** project which would provide modern instructional facilities to address various deficiencies in existing classroom areas (see page 3).

- The LeBaron Hall Auditorium project component would demolish the existing auditorium (see Attachment B for location) and construct a larger general classroom auditorium at the same location

- The schematic design booklet for the new Auditorium is included with the Board's docket materials.

Schematic design for the **Pearson Hall Remodeling** project (see Attachment C for location) which would upgrade space on the first floor of the facility to house office areas for the Graduate College, Office of Sponsored Programs, and Compliance Administration (see page 7).

- The project would also upgrade corridor space, lighting, and ceiling and corridor finishes, and install a fire suppression system for the building.

- The existing and proposed first floor plans are included as Attachments D and E to this docket memorandum.

Project descriptions and budgets:

English Office Building Demolition project ($100,000) which would raze the deteriorating facility (see Attachment F for location) which suffers from numerous deficiencies and has exceeded its life expectancy (see page 10).

Laboratory of Mechanics—Deferred Maintenance FY 2003 project ($535,000) which would repair the building's deteriorating exterior and replace the windows and a portion of the roof (see Attachment G for location and page 11).

Background and Analysis:

Storms Hall and Knapp Hall Demolition

Project Summary

	Amount	Date	Board Action
Permission to Proceed		June 2003	Requested

Background

Storms and Knapp Residence Halls, two of the four buildings in the Towers Residential Neighborhood, were constructed in 1965 and 1966.

The facilities are located in the southwest area of campus at the intersection of Welch Avenue and Storm Street. (A map indicating the location of the facilities is included as Attachment A.)

Each residence hall consists of approximately 104,000 square feet with 580 dormitory style beds.

The buildings, which have exceeded their life expectancies, suffer from significant deferred maintenance and would require major renovation for continued occupancy.

The proposed demolition of the residence halls has been presented to the Board in the Department of Residence Master Plan.

Storms Hall would be decommissioned in FY 2004; Knapp Hall is scheduled to be decommissioned in FY 2005.

A resolution for the abandonment of Storms Hall was approved by the Banking Committee and the Board in April 2003.

- Although Storms Hall is being decommissioned in FY 2004, demolition was not scheduled until 2006 (FY 2007).

- At the April meeting, the Board directed the University to investigate the possibility of demolishing Storms Hall prior to 2006 since the facade is falling off the building.

Project Scope — The project would raze Storms and Knapp Halls; the site would be cleared, leveled and graded following the demolition.

Because of the location of these buildings and their proximity to other occupied residence halls, all demolition options for the two buildings and phasing scenarios would be fully evaluated before proceeding with the demolition.

Anticipated Cost/Funding — Approximately $3 million to $3.5 million, to be funded by Residence System Funds.

General Classrooms and Auditoriums

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Sept. 2002	Approved
Project Description and Total Budget	$ 14,238,500	Jan. 2003	Approved
Architectural Agreement—Pre-Design and Schematic Design Services (Baldwin White Architects, Des Moines, IA)	175,000	Jan. 2003	Approved
Program Statement (LeBaron Hall Auditorium and Physics Hall Auditoriums)		April 2003	Approved
Schematic Design (LeBaron Hall Auditorium)		June 2003	Requested
Architectural Agreement—Design Development Through Construction Phase (Baldwin White Architects, Des Moines, IA)	600,000	June 2003	Requested

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Background — The University currently operates and maintains a total of 233 classrooms, including 13 auditoriums; these facilities do not provide the necessary capacity, media technology, space flexibility and specialized classroom components for modern instructional programs.

In addition, the facilities suffer from accessibility and mechanical/ electrical deficiencies.

Project Scope

The improvements would provide air conditioning, improved lighting and lighting control, and classroom furniture, to create an environment that supports instructional technology.

The project includes the following:

- LeBaron Hall Auditorium and LeBaron Hall Systems Upgrade, which include removal of the existing auditorium (214 seats, 2,400 net square feet) and construction of a new lecture hall (361 seats, 7,965 net square feet), and replacement of the heating, ventilating and air conditioning systems, at a project cost of $5,000,000;
    - Construction costs are estimated at $2,508,000 for the auditorium and $1,400,000 for the heating, ventilating and air conditioning improvements.
- Physics Hall Rooms 3 and 5, which include remodeling of the two classrooms (a total of 388 seats, 4,050 net square feet), at a project cost of $1,483,600; and
- Remodeling and installation of media technology in various existing general classrooms.

Funding

Capital appropriations authorized by the 2002 General Assembly.

LeBaron Hall Auditorium

LeBaron Hall is located southwest of MacKay Hall and adjacent to the Human Nutritional Sciences Building in the central campus area; the existing LeBaron Hall auditorium is located at the northwest corner of the building. (A map indicating the location of LeBaron Hall and the auditorium is included as Attachment B.)

The LeBaron Hall Auditorium project component would demolish the existing auditorium and construct a larger general classroom auditorium at the same location.

The new auditorium would have a seating capacity of 361 (an increase of 147 seats); it would be adaptable for flexible and non-traditional teaching styles and instructional technologies, and would provide improved accessibility throughout the seating areas.

The auditorium would also provide an informal small group meeting/ gathering area, the Cyber Café (a study area with computer access), and queuing space to accommodate the exchange of auditorium users between classes.

Schematic Design – LeBaron Hall Auditorium

The following are highlights of the auditorium **exterior design**:

- The auditorium has been designed to serve as the focal point of LeBaron Hall.
    - The facility would consist of 13,087 gross square feet of space and would be significantly larger than the existing auditorium, which consists of 2,647 gross square feet.
- While the auditorium would fill a larger portion of the site, the curved design would maintain the existing functional and design relationships (including pedestrian flow and site views) with MacKay Hall and the Human Nutritional and Sciences Building.
- The auditorium exterior would feature a limestone material to replicate the limestone facades of MacKay Hall and the Human Nutritional and Sciences Building.
- The exterior would also feature glass and green slate panels, consistent with existing LeBaron Hall materials.

<u>Roof</u>

- The roof would feature a low-sloped design (similar to MacKay Hall and the Human Nutritional and Sciences Building) and would be constructed of a rubber membrane material.
    - The proposed roofing system was selected for its durability, cost-effectiveness, and life expectancy (approximately 20 years).

The following are highlights of the auditorium **interior design**:

- The auditorium would provide the University's first large lecture facility designed and equipped to provide small group interaction.
- The 361-seat auditorium would provide a combination of fixed and rotating seating to accommodate small group discussion as well as the standard lecture setting.

- The auditorium would be served by lobby areas with accessible entrances on both levels and an elevator would be located in the south lobby area; fully accessible building entrances would be located on the first floor at the north and from LeBaron Hall to the south.

- The lounge area on the first floor would house the Cyber Café and provide informal gathering space.

Restrooms

Restrooms would be located on the first floor and would provide a total of eight female toilet fixtures, three female lavatories, one male toilet fixture, two urinals, and two male lavatories.

Operating Costs

The net operating cost increase for the new auditorium is estimated at $72,500 per year.

- The additional costs would result from the increase in the auditorium size (from 2,400 net square feet to approximately 8,000 net square feet) and the use of a more sophisticated mechanical system.

Additional Information

The University plans to bid the project in March 2004; construction completion is anticipated in August 2005.

Square Footage Table

The following table compares the auditorium square footages for the schematic design with the square footages in the building program approved by the Board in April 2003.

Detailed Building Program

	Building Program	Schematic Design	
LeBaron Hall Auditorium			
Auditorium	5,600	4,860	
Queuing Area	1,350	1,884	
Copy Center	750	0	
Informal Meeting/Gathering	650	502	
Cyber Café	650	468	
Storage/Custodial	224	251	
Total Net Assignable Space	9,224	7,965	nsf
Total Non-Assignable Space	6,152	5,122	
Total Gross Square Feet	15,376	13,087	gsf

Net-to-Gross Ratio (Schematic) = 61 percent

Design/Program Comparison

The schematic design reflects an overall reduction of 2,289 gross square feet (1,259 net square feet) from the building program.

- The University reports that the project scope has been revised to better correspond with the project budget, while still meeting the program requirements for the facility.

Design Services

The agreement with Baldwin White Architects would provide design development through construction phase design services for the overall project for a fee of $600,000, including reimbursables.

- Design development services for the Physics Hall Auditoriums project component would not commence until the schematic design for this component is approved by the Board.

Pearson Hall Remodeling

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Sept. 1998	Approved
Project Description and Total Budget	$ 2,712,658	Sept. 1998	Approved
Revised Project Budget	2,700,000	April 2001	Approved*
Program Statement		Oct. 2001	Approved
Revised Program Statement		June 2003	Requested
Schematic Design		June 2003	Requested

* Approved by University in accordance with Board procedures.

Background

The Pearson Hall Remodeling project would upgrade space on the first floor of the facility to house office areas for the Graduate College and the Office of Sponsored Programs.

- Pearson Hall is located east of the Black Engineering Building and south of Marston Hall. (A map indicating the location of the facility is included as Attachment C).

- The project was initiated in response to the University's goal of providing more efficient space allocation through the centralization of departmental functions which have been located throughout campus.

The program statement approved in October 2001 consisted of the remodeling of 7,745 net square feet of space on the first floor to house the Graduate College and Office of Sponsored Programs.

- These functions were previously located in Beardshear Hall and are currently located in the basement level of Pearson Hall.

- The first floor currently houses a small office area for the Foreign Language Department and three classrooms; the remainder of this floor is vacant.

The original building program also included the upgrade of common restroom and corridor space, lighting, and ceiling and corridor finishes.

The project was put on hold by the University following approval of the program statement in October 2001 due to budget concerns; the University now wishes to proceed with the project.

Revised Program Statement/ Project Scope

The University has updated the building program to incorporate office areas for Compliance Administration, which would relocate from Beardshear Hall to be in closer proximity to the Office of Sponsored Programs.

- The Compliance Administration function of the Vice Provost for Research monitors compliance with research on human and animal subjects and works closely with the Office of Sponsored Programs.

With this revision, the first floor building program has increased to 9,375 net square feet (an increase of 1,630 net square feet).

In addition, the project scope would be expanded to include the installation of a fire suppression system for the building as required by the State Fire Marshal.

Schematic Design

The following are highlights of the schematic design based on the revised building program:

- The project would reconfigure the first floor office space to provide a combination of standard office areas and open office environments. (The existing and proposed first floor plans are included as Attachments D and E).

    - The three classroom areas on this level would not be renovated and would continue to be utilized during the construction project.

- The majority of the office areas for the Graduate College would be located along the east wall; additional offices would be located to the north near the south stair tower.
- The majority of the office areas for the Office of Sponsored Programs would be located along the west wall; additional offices would be located in the center.
- The office areas for Compliance Administration would be located adjacent to the office areas for the Office of Sponsored Programs.
- An accessible building entrance would be developed adjacent to the existing south entrance, and the north stair tower would be enlarged to improve access to the ground floor below.

Square Footage Table

The following table outlines the square footages for the revised building program and the schematic design.

Detailed Building Program

	Revised Building Program	Schematic Design	
Graduate College	4,380	3,940	
Office of Sponsored Programs	3,945	3,595	
Compliance Administration	1,050	887	
Total Net Assignable Space	9,375	8,422	nsf

Design/Program Comparison

The schematic design reflects a reduction of 953 net square feet from the revised building program; this was necessary to fit the three programs within the first floor space while maintaining the main corridor.

Additional Information

The University plans to bid the project in January 2004; construction completion is anticipated in November 2004.

Funding

Building Repair and/or General University Funds, and Income from Treasurer's Temporary Investments.

English Office Building Demolition

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 100,000	June 2003	Requested

Background

The English Office Building, located directly north of Carver Hall in the central campus area, was constructed in 1885 to provide offices for the University president, secretary and treasurer. (A map indicating the location of the facility is included as Attachment F.)

The building consists of approximately 6,000 gross square feet of space and currently houses faculty offices for the College of Business; the building will be vacated with the relocation of these functions to the Gerdin Business Building, which is scheduled for completion in fall 2003.

The facility suffers from numerous deficiencies in its building systems, and the exterior envelope is not watertight.

In addition, the building does not meet current fire safety and accessibility codes.

The building has exceeded its life expectancy and would require major renovation.

Project Scope

The project would raze the English Office Building; the site would be cleared, leveled and graded following the demolition.

- The University plans to undertake a separate project to landscape the site following the demolition.

Funding

Building Repair and/or General University Funds.

Project Budget

Construction Cost	$ 78,750
Professional Fees	14,300
Contingency	6,950
TOTAL	$ 100,000

Laboratory of Mechanics—Deferred Maintenance FY 2003

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 535,000	June 2003	Requested

Background

The Laboratory of Mechanics building, located east of the Black Engineering Building and west of Pearson Hall, was constructed in 1883; several additions have also been constructed to the building. (A map indicating the location of the facility is included as Attachment G.)

The building's exterior envelope has deteriorated and is in need of repair and restoration.

Project Scope

The project would restore the exterior masonry, paint the exterior soffit, cornice and wood trim, and replace the windows and a portion of the roof.

- The project would install a rubber roofing material on approximately one-half (4,000 square feet) of the roof area.
- The existing built-up roofing material in this area was installed in 1983 with an estimated life expectancy of 20 years.
    - The roofing material on the remainder of the roof area was installed in 1997 and does not require replacement.
- The rubber membrane material was selected based on its serviceability, cost-effectiveness, and life expectancy (20 years).

Funding

Building Repair and/or General University Funds.

Project Budget

Construction Cost	$ 458,250
Professional Fees	71,750
Contingency	5,000
TOTAL	$ 535,000

Also presented for Board ratification are two final reports. The register prepared by the University is included in the Regent Exhibit Book.

Sheila Doyle

Approved: Gregory S. Nichols

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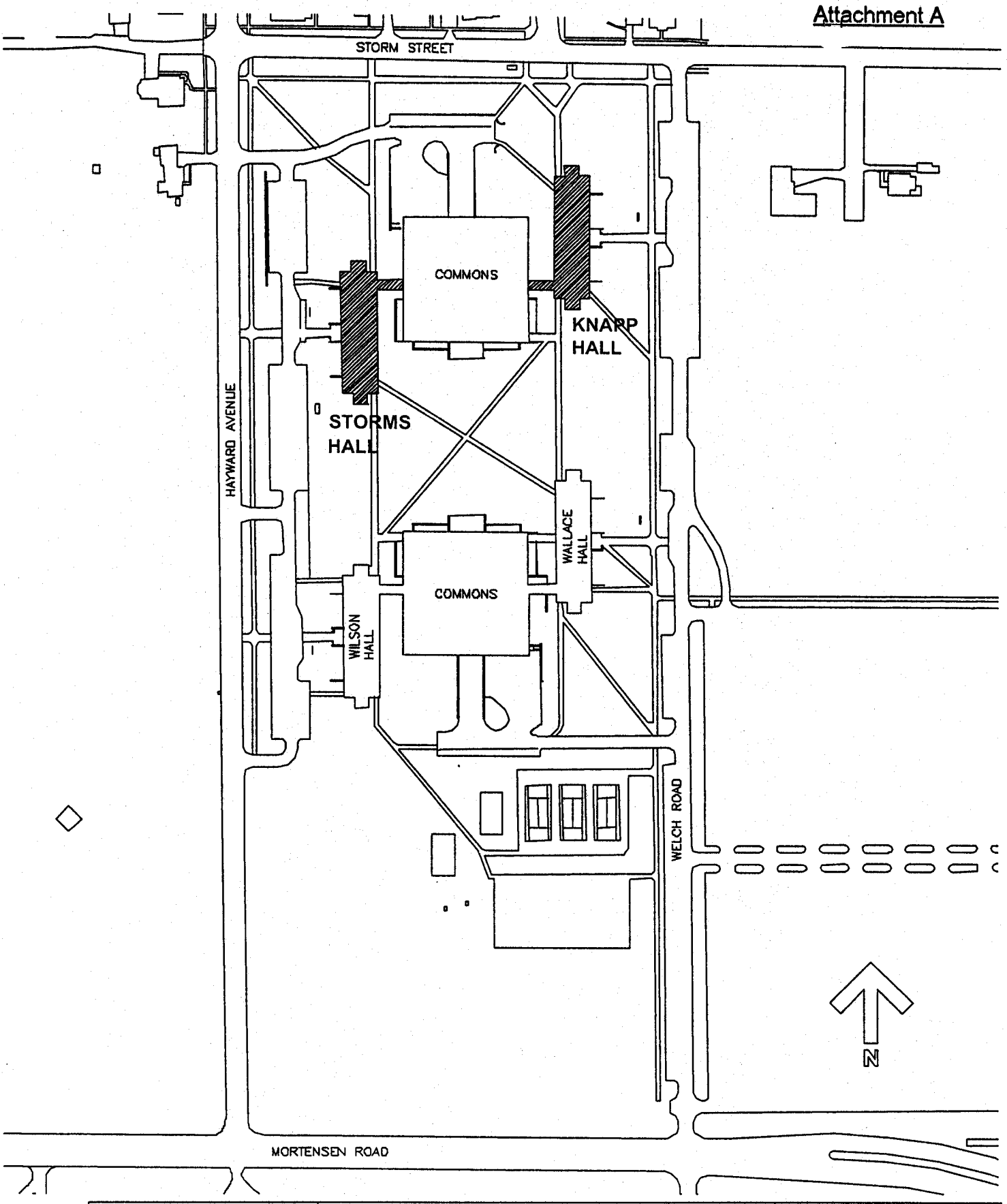
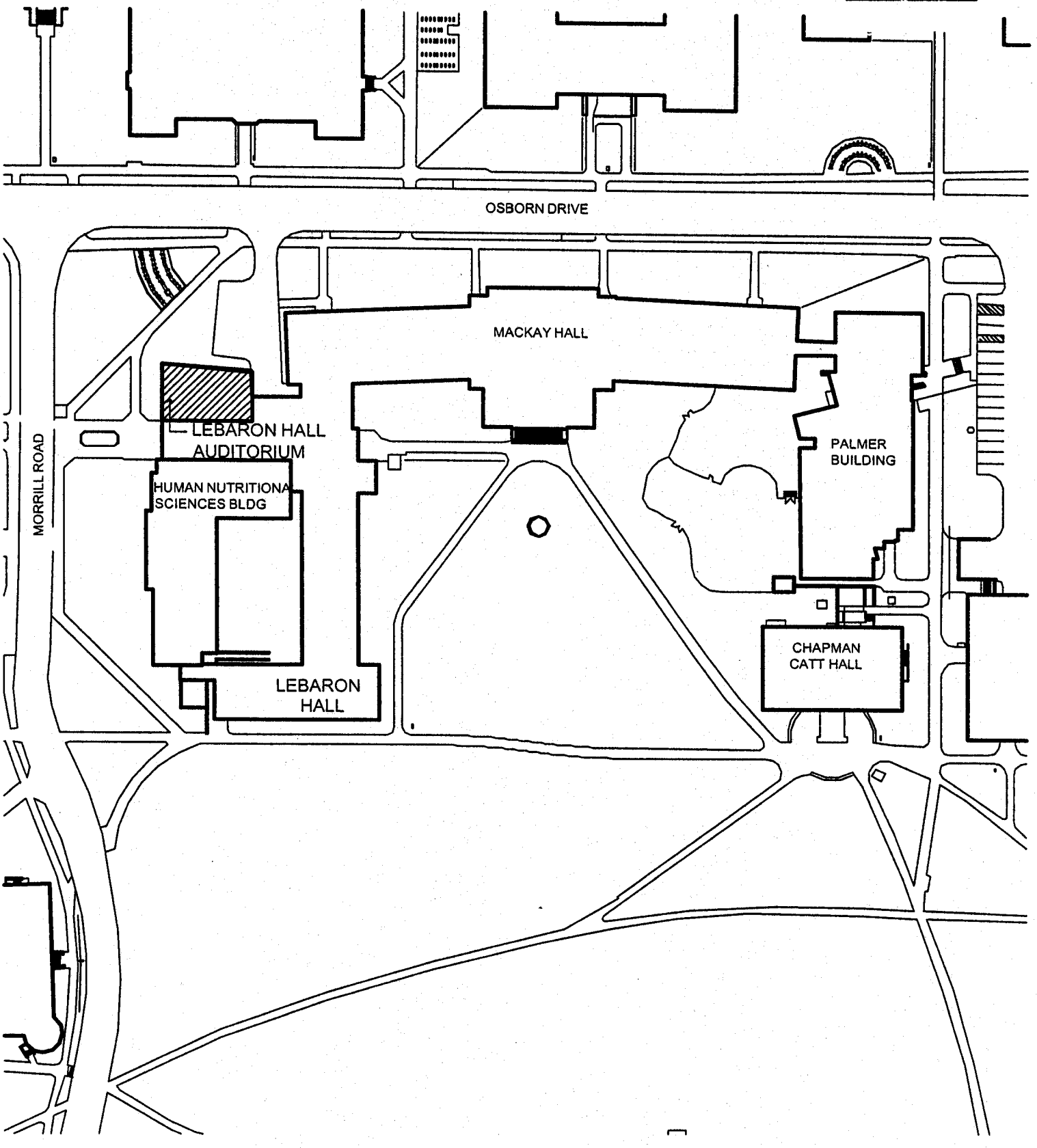
Attachment A

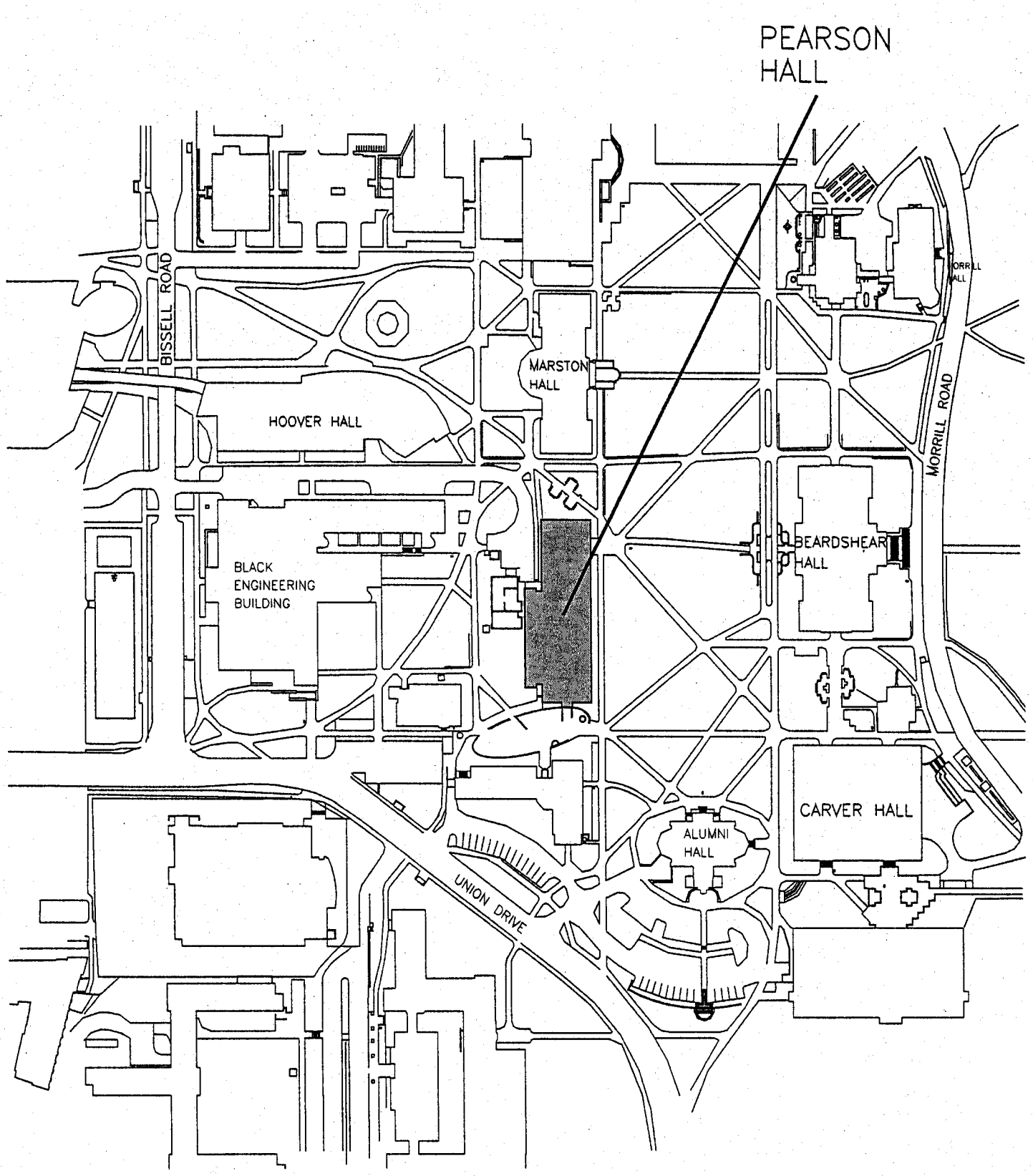


REVISIONS:	STORMS HALL and KNAPP HALL DEMOLITION	APPROVED BY:
		CHECKED BY:
		DESIGNED BY:
COMPLETED:		SCALE: Not to Scale
ISSUED:	FACILITIES PLANNING AND MANAGEMENT	REQUEST NO.

Attachment B

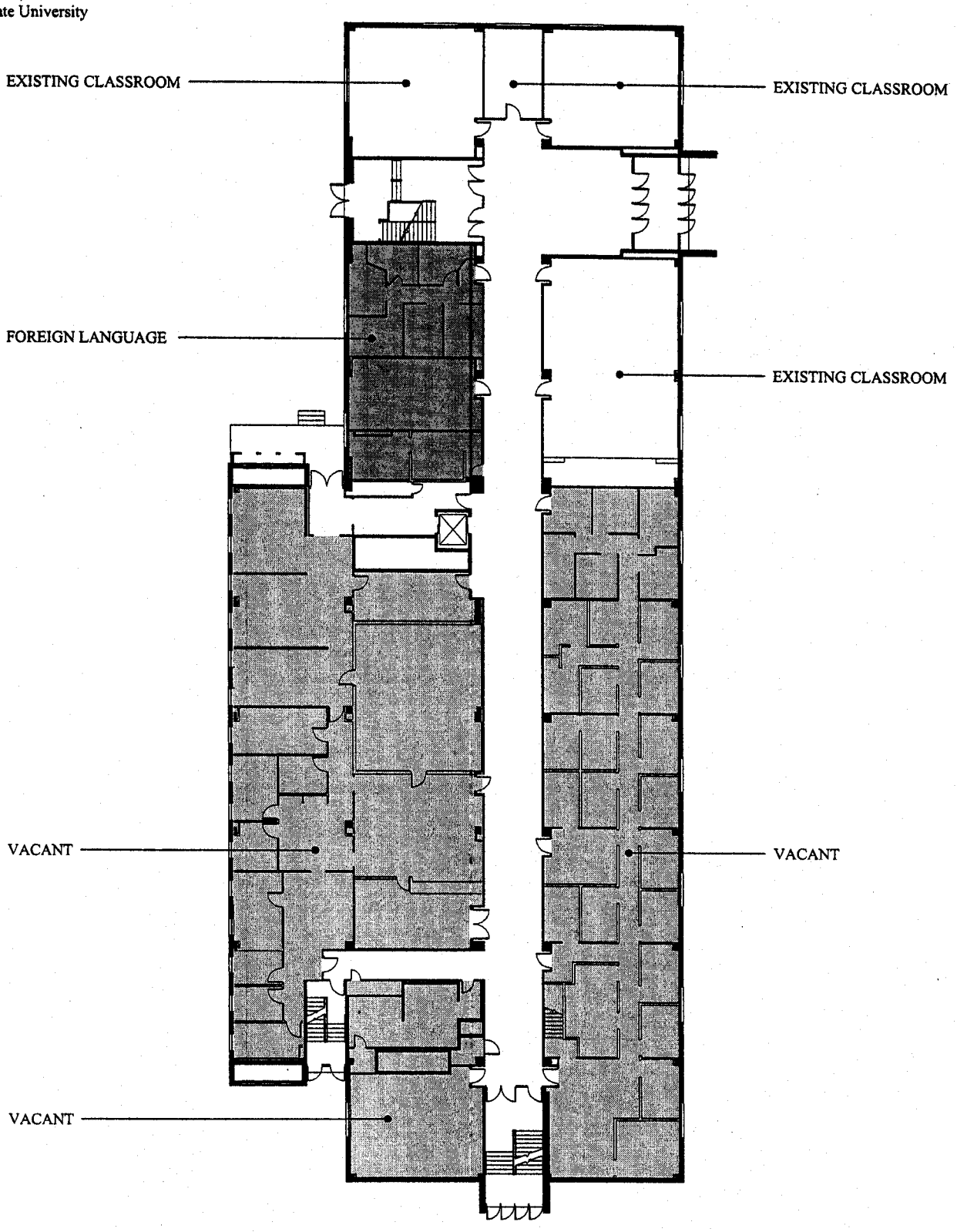


REVISIONS: N	GENERAL CLASSROOMS & AUDITORIUMS	APPROVED BY:
	LEBARON HALL AUDITORIUM	CHECKED BY:
		DESIGNED BY:
COMPLETED:		SCALE: Not to scale
ISSUED:	**FACILITIES PLANNING AND MANAGEMENT**	REQUEST NO.
DATE: APRIL 23, 2003	IOWA STATE UNIVERSITY AMES, IOWA	SHEET NO. A101


PEARSON HALL
BISSELL ROAD
HOOVER HALL
MARSTON HALL
MORRILL HALL
MORRILL ROAD
BLACK ENGINEERING BUILDING
BEARDSHEAR HALL
CARVER HALL
ALUMNI HALL
UNION DRIVE

PEARSON HALL - REMODELING
(First Floor)
Iowa State University

SCHEMATIC DESIGN REPORT



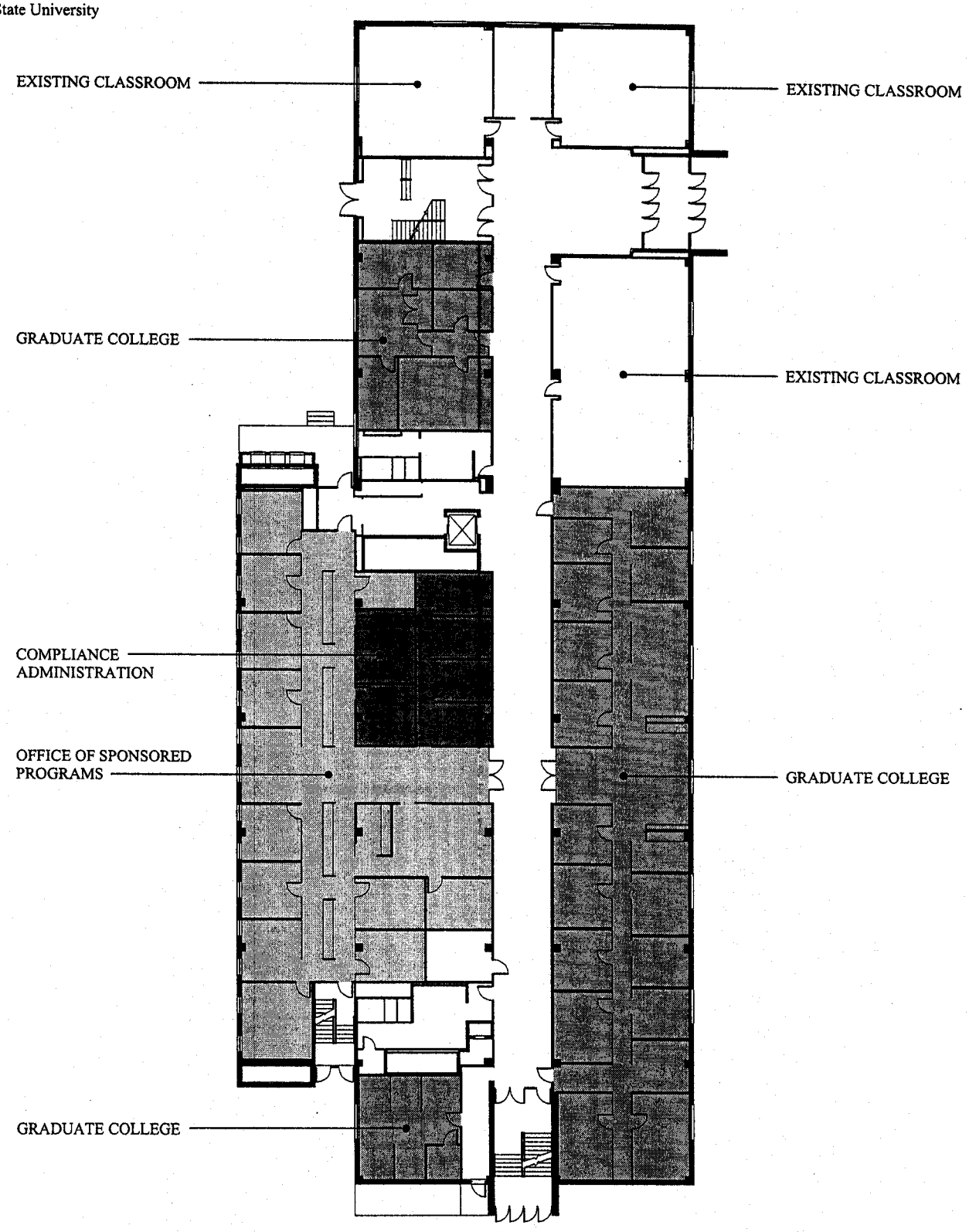
EXISTING LEVEL 1 PLAN

0 7.5 15 30 60

HERBERT|LEWIS|KRUSE|BLUNCK
ARCHITECTURE
202 Fleming Building Des Moines, Iowa 50309 4081 Tel 515 288 9536 Fax 515 288 5816

PEARSON HALL - REMODELING
(First Floor)
Iowa State University

SCHEMATIC DESIGN REPORT

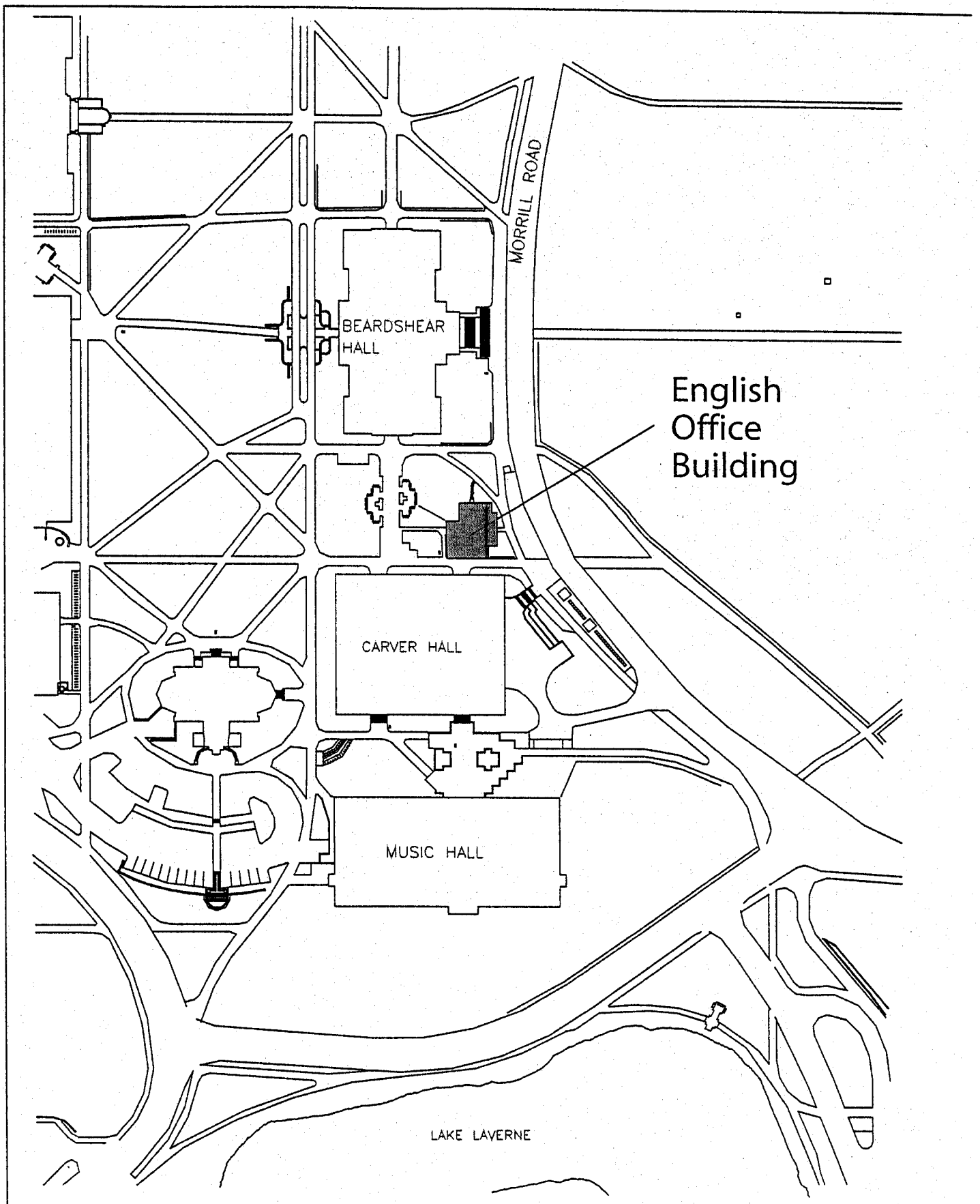


PROPOSED LEVEL 1 PLAN

N

0 7.5 15 30 60

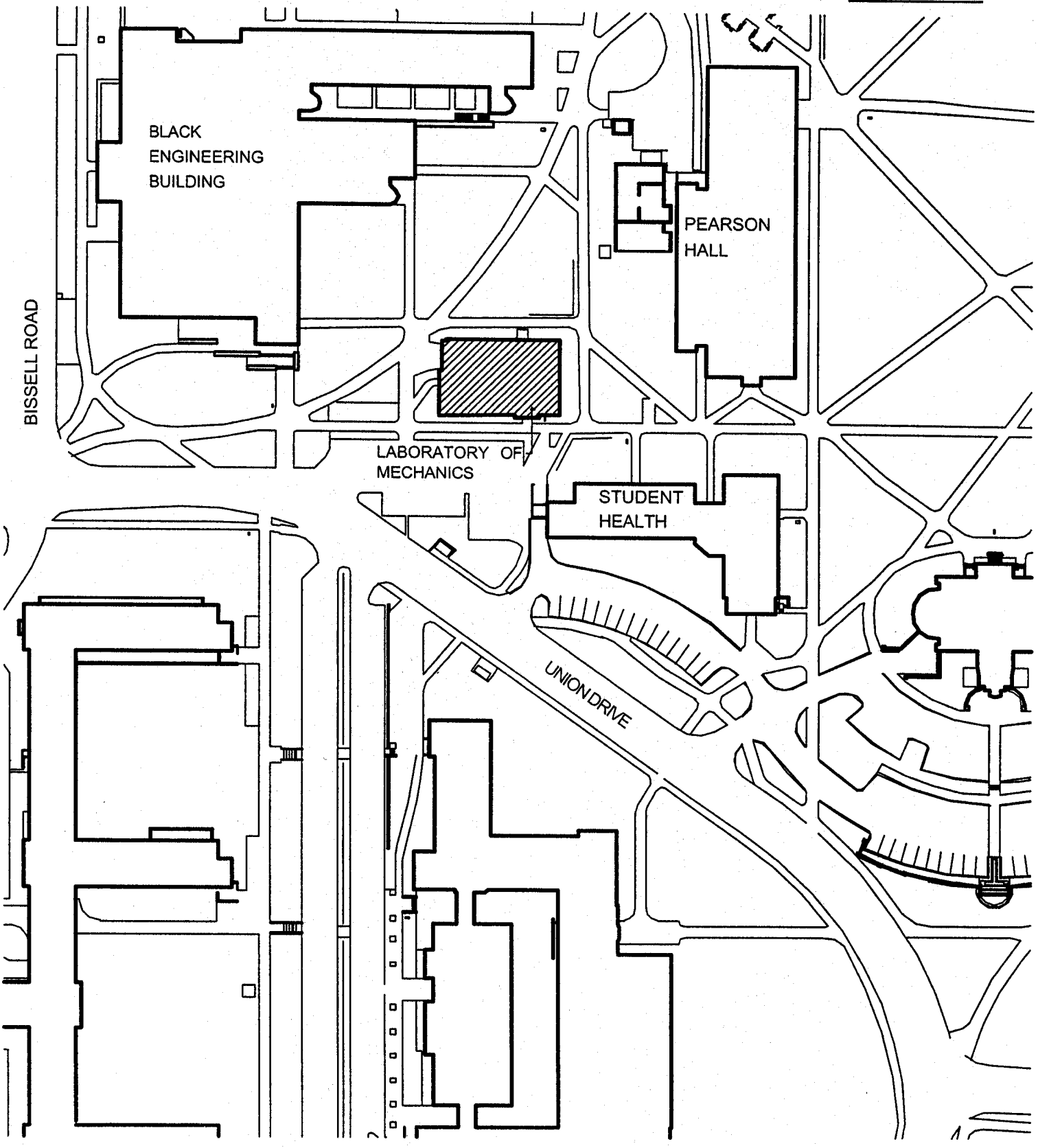
HERBERT|LEWIS|KRUSE|BLUNCK
ARCHITECTURE
202 Fleming Building Des Moines, Iowa 50309 4081 Tel 515 288 9538 Fax 515 288 5816



IOWA STATE UNIVERSITY

Iowa State University
English Office Building Demolition

Attachment G



REVISIONS: N	LABORATORY OF MECHANICS DEFERRED MAINTENANCE FY03	APPROVED BY:
		CHECKED BY:
		DESIGNED BY:
COMPLETED:		SCALE: Not to scale
ISSUED:	**FACILITIES PLANNING AND MANAGEMENT**	REQUEST NO.
DATE: APRIL 23, 2003	IOWA STATE UNIVERSITY AMES, IOWA	SHEET NO. A101